Thank you for completing this NOMINATION FORM
East Devon District Council is inviting nominations to determine its Local Heritage Assets - comprising buildings and other features of the historic environment – which are locally distinctive or have particular importance to the local community

1: Name and contact details of Assessor [This information will not be publically available]
Jeremy Woodward jaydoubleyou@onetel.com

2: Date of completion:
13 December 2015

3: Ref No [to be completed by EDDC]
6) on SVA Grade III list
[possibly: 1/11]

4: Name of Heritage Asset:
Cotmaton House Hotel

4a: Address/Location:
Abbeyfield Society
Cotmaton House
Cotmaton Road
SIDMOUTH
EX10 8QT

4b: Owner:
[Address, if different to above]

4c: Location: *[Google map or OS ref]*
SY 12092 87550

5: Unit of Record:
Building **X** Structure ☐ Complex ☐ Open Space ☐ Street ☐ Landscape ☐
Other feature - specify ☐
5a: Heritage Asset type(s) *[e.g. 4 terrace houses; semi-detached villas; pillar box; gardens]*
Regency house

6: Designations/Classifications:
Listed Building ☐ grade **III** Conservation Area ☐ Protected Species ☐
Local Heritage Asset ☐ SVA Blue Plaque ☐ Sampson Society ☐
'Ought long ago to have been on lists.' (source: 1)

7: Age: Earliest phase **'Regency house built by Capt John Carslake c 1815. Originally two stories but 3rd story added c 1840. (source: 1)**
Later phases
The Abbeyfield website gives a later date: 'Built in 1877. Renovated in 2004.' (source: 2)

8: External materials:
Walls **rendered** Roof **pitched rood within parapet**
Windows original **sash** pre1939
original pre1939
Chimneys **original**

9: Condition:
As an Abbeyfield home, it has undergone extensive 'renovation'. According to its own info: 'Cotmaton House in Cotmaton Road was opened in 1977 and upgraded in 1994 and 2004.' (source: 2)
Various planning applications have been made to alter/add to the building:
https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=ZZZZAZGHXT173

10: Current use of building/area:
sheltered housing

11: Rarity: Is the building /structure rare of its type within the streetscape?
Yes **X** No ☐ If yes, explain why: **Along Cotmaton Rd there are few Regency houses.**

12: Contribution: Does the building contribute to the visual character/distinctiveness of the area/group of buildings *[e.g. defined features, landscape character, visually dominant]*
Yes **X** No ☐
If yes, explain why: **'Garden front very attractive.' (source: 1)**

13: Historic integrity of the area or complex:
high ☐ medium **X due to 'renovations' (source: 2)** low ☐

14: Any additional information in support of this nomination
[eg: specific features; further background; social history; association with notable persons/events]

Lithograph in sepai tones from Butcher, Revd. E. The beauties of Sidmouth displayed, being a descriptive sketch of its situation, salubrity and picturesque scenery.[...] Sidmouth: J. Wallis, 1820.. RARE and differing som Devon archives version
http://www.heatons-of-tisbury.co.uk/devon2.htm

15: Sources:
See references
source: 1 = Proposed Additional Listed Buildings: Sidmouth – West Area - 1984
source: 2 = https://www.abbeyfield.com/accommodation-search/western/c/cotmaton-house-ex10-8qt/pdf
http://www.housingcare.org/housing-care/facility-info-15318-cotmaton-house-sidmouth-england.aspx

16: Each nomination should include 1-5 referenced digital photographs.

1) http://www.housingcare.org/housing-care/facility-info-15318-cotmaton-house-sidmouth-england.aspx
2) https://www.abbeyfield.com/western/c/cotmaton-house-ex10-8qt/

Please send your completed form together with relevant supporting information to:
Conservation Officer, EDDC Council Offices, Knowle, Sidmouth, Devon, EX10 8HL
or e-mail StevenGuy@eastdevon.gov.uk Thank you.